CITY HALL 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FLORIDA 33139



BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, AUGUST 3, 2001 - 9:00 A.M.

1700 Convention Center Drive Commission Chambers - Third Floor Miami Beach, Florida 33139

A. INTRODUCTION OF NEW TENANT TO BOARD

1. <u>FILE NO. 2371</u> MAENZA INC. d/b/a MIRO CAFÉ formerly Toy Corp./Toy Gallery 448 ESPANOLA WAY

The new tenants at 448 Espanola Way, Norberto Cobo and Jorge Garcia, d/b/a Miro Cafe, or their representative, shall introduce themselves to the Board. They shall advise the Board of their understanding of the conditions listed in the Order regarding this variance, which was originally granted to Toy Corp./Toy Gallery on March 4, 1994. The new tenants shall also describe their current operation. Note: Future reports shall be at the Board's discretion.

CONTINUED TO OCT. 5, 2001 MEETING.

B. **NEW CASES**

2. <u>FILE NO. 2822</u> RICHARD MURRY & PETER GREGORY GRIFFIN 5925 LA GORCE DRIVE

The applicant is requesting the following variance in order to construct a pool deck in the front yard of an existing single family residence:

1. A variance to waive 10.75' of the minimum required front setback of 20' in order to install a swimming pool deck, consisting of pavers set in sand, 9.25' from the front property line.

CONTINUED TO OCT. 5, 2001 MEETING.

3. <u>FILE NO. 2823</u> CORINNA KELLER 5800 PINETREE DRIVE

The applicant is requesting the following variance in order to construct a two-car garage and connect a detached accessory structure to the existing single family residence:

1. A variance to waive 15' of the minimum required rear yard setback of 20'.

GRANTED, WITH CONDITIONS.

4. <u>FILE NO. 2824</u> RONEY ASSOCIATES 2301 COLLINS AVENUE

The applicant is requesting the following variance in order to install a 30 sq. ft. sign with copy reading "R" on the fifth floor facing 24th Street:

1. A variance to waive Section 138-172 which does not permit signs above the ground floor in the RM - Residential Multifamily Zoning districts in order to install the above sign on the fifth floor facing 24th Street.

GRANTED, WITH CONDITIONS.

5. <u>FILE NO.2825</u> JENNIFER AND FRANCO ZAMBOLI 4805 CHEROKEE AVENUE

The applicant is requesting the following variances in order to construct a second story addition over an existing garage:

- 1. A variance to waive 10' of the minimum required rear yard setback of 20' in order to construct a second story addition over an existing garage 10' from the rear property line.
- 2. A variance to waive 4' 4" of the minimum required side setback facing a street of 15' in order to construct the above mentioned second story addition 10' 8" from Cherokee Avenue.
- 3. A variance to waive 2' of the minimum required driveway setback of 4' in order to construct an 8' wide driveway and two parking spaces, 2' from the rear property line.

REQUEST NOS. 1 & 2 GRANTED WITH CONDITIONS; REQUEST #3 DENIED.

6. <u>FILE NO.2826</u> NAROCA PARTNERS III LTD.

8041 HARDING AVENUE

LOT 1 LESS THE WEST 2.5 FT. THEREOF; BLOCK 6

ALTOS DEL MAR NO. 3 SUB.; PB 8-41 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to construct a three (3) story, six (6) unit multifamily building with nine (9) parking spaces.

1. A variance to waive 100 sq. ft. of the minimum required lot size of 5,600 sq. ft. in the RM-1 zoning district in order to construct a new residential building on the subject property which contains only 5500 sq. ft.

If the above variance is approved, the applicant then requests the following additional variances:

- 2. A variance to waive 15' of the minimum required front setback of 20' in order to construct the above building 5' from the front property line facing Harding Avenue.
- 3. A variance to waive 6' of the required rear yard setback of 11' in order to construct the above building 5' from the rear property line facing the alley.
- 4. A variance to waive all of the minimum required rear yard setback of 5 feet in order to install three parking spaces in the rear of the building along the alley.

GRANTED WITH CONDITIONS.

JGG/AV/ah

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